

**IDAHO REAL ESTATE APPRAISER BOARD**  
**Bureau of Occupational Licenses**  
700 West State Street, P.O. Box 83720  
Boise, ID 83720-0063

**Board Meeting Minutes of 2/6/2017**

**BOARD MEMBERS PRESENT:** Paul J Morgan - Chair  
H Scott Calhoun  
Brad Janoush  
Eric J Brinton

**BOARD MEMBERS ABSENT:** Douglas D Vollmer

**BUREAU STAFF:** Tana Cory, Bureau Chief  
Dawn Hall, Administrative Support Manager  
Lori Peel, Investigative Unit Manager  
Maurie Ellsworth, General Counsel  
Mitchell Toryanski, Legal Counsel  
Eric Nelson, Prosecuting Attorney  
Roger Hales, Naylor and Hales  
Deborah Sexton, Management Assistant  
Darren Vergers, Inspector

**OTHERS PRESENT:** Todd Myers

The meeting was called to order at 8:30 AM MST by Paul J Morgan.

**LEGISLATIVE REPORT**

Mr. Toryanski gave the legislative report. He said that the Board's temporary rule and pending rule were heard by the House Business Subcommittee on January 23. The Subcommittee recommended approval of the temporary rule which incorporates the 2016-2017 USPAP. The Subcommittee referred the pending rule regarding Appraisal Management Companies (AMC) to the full committee without recommendation. The full committee will hear the pending rule on February 7. The Bill that allows for the Board to collect and pass through registry fees from the AMC's to the appropriate Federal agency is being heard tomorrow in the Business Committee.

**APPROVAL OF MINUTES**

Mr. Janoush made a motion to approve the minutes of 12/5/2016. It was seconded by Mr. Calhoun. Motion carried.

**DISCIPLINE**

Mr. Nelson presented a memorandum regarding case numbers REA-2017-3. After discussion, the Board gave recommendations for appropriate discipline.

### **INVESTIGATIVE REPORT**

Ms. Peel gave the investigative report, which is linked above.

### **FOR BOARD DETERMINATION**

Mr. Janoush made a motion to approve the Bureau's recommendation and authorize closure in case numbers I-REA02017-1, I-REA-2017-15, I-REA-2017-16, I-REA-2017-17, I-REA-2017-18 and I-REA-2017-19. It was seconded by Mr. Calhoun. Motion carried. Mr. Brinton was recused from discussion and voting.

Ms. Peel presented a Stipulation and Consent Order in case REA-2017-5. Mr. Janoush made a motion to approve the Consent Order and allow the Board Chair to sign on behalf of the Board. It was seconded by Mr. Calhoun. Motion carried.

The Board reviewed the probation log.

Mr. Janoush made a motion to release Jeff Wood from probation. It was seconded by Mr. Brinton. Motion carried.

### **FINANCIAL REPORT**

Ms. Hall gave the financial report, which indicated that the Board had a cash balance of \$293,518.67 as of 1/31/2017.

### **OLD BUSINESS**

To Do List – The Board reviewed the to do list and no action was taken.

Mr. Hales reviewed a draft of the definition of appraisal review and opine to value with members of the Board. Mr. Janoush made a motion to direct Mr. Hales to prepare a letter to send to the Appraisal Subcommittee (ASC) for comments. It was seconded by Mr. Calhoun. Motion carried.

The Board discussed the analytics presentation scheduled for June 12 and 13. The Board discussed offering continuing education for those who attend. The number of attendees would be limited and it would be on a first come basis. Mr. Janoush said he would contact some of the education Chairmen of the Associations on ways to notify licensees. The Board would follow-up on this matter at the next meeting including whether or not the Board can sponsor the presentation.

## **NEW BUSINESS**

### **CORRESPONDENCE**

The Board reviewed correspondence from Sheryl Bustamante regarding the difficulty of finding a supervisor in order for her to gain her experience. The Board said the Appraisal Qualification Board is currently looking at alternative ways for individuals to meet the experience. Mr. Janoush said he would contact Ms. Bustamante regarding her concerns. No further action was taken.

The Board reviewed correspondence from Linda Cheers regarding Standard 3 compliance reviews which do not require any evaluation of value. The Board said Standard 3 Appraisal Reviews of appraisals in Idaho by Appraisers with the appropriate credentials in jurisdictions other than Idaho are allowed, so long as they do not opine to value.

The Board reviewed correspondence from Martha Henderson regarding amending the Uniform Residential Appraiser Report. The Board said the form was designed by Fannie Mae and Freddie Mac along with federal oversight to assist appraisers in completion of a work product. The Board has no control over this form.

Mr. Janoush made a motion to approve to pay the Association of Appraiser Regulatory Officials (AARO) dues. It was seconded by Mr. Brinton. Motion carried.

### **CE COURSES**

2017 MAKING APPRAISING GREAT AGAIN  
2017 EMERGING ISSUES

### **EXECUTIVE SESSION**

Mr. Janoush made a motion that the Board go into executive session under Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law. The purpose of the Executive Session was to consider license application materials. It was seconded by Mr. Calhoun. The vote was: Mr. Janoush, aye; Mr. Calhoun, aye; Mr. Morgan, aye; and Mr. Brinton, aye. Motion carried.

Mr. Janoush made a motion to come out of executive session. It was seconded by Mr. Brinton. The vote was: Mr. Janoush, aye; Mr. Calhoun, aye; Mr. Morgan, aye; and Mr. Brinton, aye. Motion carried.

### **APPLICATIONS**

Mr. Brinton made a motion to approve the following:

BRUCE BIBOW	TEMPORARY – TCGA-4320
KRISTEN CHANDLER	CRA-4302

It was seconded by Mr. Calhoun. Motion carried.

Mr. Calhoun made a motion to approve Ambrea Hicks to sit for the Licensed Residential Appraiser (LRA) exam. It was seconded by Mr. Janoush. Motion carried.

**NEXT MEETING** was scheduled for April 21, 2017 at 8:30 AM.

## **ADJOURNMENT**

Mr. Janoush made a motion to adjourn the meeting at 11:42 AM. It was seconded by Mr. Calhoun. Motion carried.

---

Paul J Morgan, Chair

H Scott Calhoun

---

Brad Janoush

---

Eric J Brinton

---

Douglas D Vollmer

---

Tana Cory, Bureau Chief